NEGATIVE DECLARATION

Submitting: ☒ **Draft**
☐ **Final**
☐ **Mitigated Negative Declaration**

Project Title: Lennar Mare Island Investigation Area B.2 Remedial Action Plan

State Clearinghouse Number: _____

Contact Person: Henry Chui Phone # (510) 540-3759

Project Location (*Include County*):
Former Mare Island Naval Shipyard
Vallejo, CA 94592
Solano County

Project Description:

Preparation and approval of the Remedial Action Plan (RAP) by DTSC is pursuant to the requirements of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986; the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) in Title 40 of the Code of Federal Regulations (CFR), Part 300; and Chapter 6.8, Division 20, California Health & Safety Code (H&SC). Remedial Action Plan will clean up contamination at an 83-acre portion of the former Mare Island Naval Shipyard. The area is referred to as Investigation Area B.2 (IA B.2) and is part of a larger parcel transferred from the Navy to Lennar Mare Island.

PCB Sites in IA B.2:
The PCB sites are handled under a separate removal action work plan and environmental impact analysis but included here for background information. Eleven PCB sites in IA B.2 (Building 459 AL#02 and AL#03, Building 523 AL#01, Building 527 AL#01, AL#02, and AL#03, Building 535 AL#01 and AL#02, and Building 637 AL#01, AL#02, and AL#03) require concrete, asphalt, wood, and/or soil removal due to elevated concentrations of PCBs. Concrete, asphalt, wood, and soil will be excavated from these sites and temporarily stockpiled and chemically analyzed to determine treatment requirements. Following excavation, verification samples will be collected and submitted for laboratory analysis for PCBs to ensure the effectiveness of the removal action. PCB-contaminated concrete, asphalt, wood, and soil will be transported off-site by truck to a permitted landfill for disposal. [3] Soil that is removed for disposal will be handled according to the *Soil and Groundwater Management Plan,* the *Interim Remedial Action Work Plan for Outdoor PCB Sites, and the Interim Remedial Action Work Plan for Indoor PCB Sites.* [1, 2]

Thirty-five of forty-four PCB sites will be included in a LUC that will restrict activities on the sites to those consistent with commercial and industrial land uses. In addition, one of these PCB sites requires an LUC with USEPA as a third party beneficiary. [3]

Fuel Oil Pipeline (FOPL) Segment G2/2.5/3ST:
The FOPL is being handled under the Regional Water Quality Control Board and not part of this environmental analysis, but include here for background information. A portion of FOPL segment G2/2.5/3ST that extends west of the utility vault to the former service island (southwest of Building 637) serves as a potential source of soil and/or groundwater contamination. Therefore, the portion of FOPL Segment G2/2.5/3ST still in place (approximately 300 feet) and surrounding soil will be removed in accordance with the Water Board Order.

Underground Storage Tank (UST) Sites in IA B.2:
Eight of fourteen UST sites in IA B.2 (565-1, 565-2, 565-3, 565-4, 565-5, 565-6, 839, and Cistern 77) will be included in a land use covenant (LUC) prohibiting unrestricted land uses, consistent with restricting the site to commercial and industrial uses.

Sites with Lead in Soil from Lead-Based Paint in IA B.2:
Due to elevated concentrations of lead detected above the residential/industrial risk-based levels, surface soil removal (0.5 to 1 foot bgs) is warranted for the following buildings at IA B.2. Buildings 459, 543, 545, 729, 749, 761 require surface soil removal to levels of lead consistent with commercial/industrial use and Buildings 657, 739, 775 require surface soil removal to levels of lead consistent with residential uses. Following soil excavation, verification soil samples will be collected and submitted for laboratory analysis for lead to ensure the effectiveness of the removal action. Excavated soil will be transported by truck to a permitted landfill for burial. Prior to loading for transport, the soil will be stockpiled and characterized to determine if treatment is required prior to disposal. (3) Soil that is removed for disposal will be handled according to the *Soil and Groundwater Management Plan.* (1)

Building 803 Area:
Building 803 is in an area planned for residential use, and the building is planned for deconstruction in accordance with the *Draft LMI Demolition List* (4).Based on analytical data at Building 803 area, lead has been detected above the risk-based level for residential use. Consequently, surface soil in the small area of impacted soil (20 feet by 35 feet) will be removed at the time of building deconstruction. Following soil excavation, verification soil samples will be collected and submitted for laboratory analysis for pesticides, chromium, copper, TPH, and lead to ensure the effectiveness of the removal action. The excavation will subsequently be backfilled with imported, compacted, clean soil. Excavated soil will be transported by truck to a permitted landfill for burial. Prior to loading for transport, the soil will be stockpiled and characterized to determine if treatment is required prior to disposal. (3) Soil that is removed for disposal will be handled according to the *Soil and Groundwater Management Plan.* (1)

Building 811 Area:
Additional evaluation and remedial action to remove petroleum contamination is required at the Building 811 Area. A work plan will be prepared to describe an interim remedial action that will be performed at the site where response and/or corrective actions are necessary to obtain regulatory closure in accordance with the RWQCB Order. (3)

IR01-Developed Area, IR18, Building 213, IR16-B4/Building 455 Area, IR14 (located in commercial/industrial areas in IA B.2), DOM-4, DOM-W, Former Wood Treating Area:
Previously removal actions have been completed for these areas under separate work plans. The final remedy for the sites shown above includes the recordation of an LUC prohibiting unrestricted land uses, consistent with restricting the site to commercial and industrial uses in accordance with the Draft Remedial Action Plan. (3)

Findings of Significant Effect on Environment:
(A copy of the Initial Study which supports this finding is attached.)

Mitigation Measures:
None

DTSC Branch Chief Signature		Date
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